

RALEIGH-DURHAM AIRPORT AUTHORITY

Minutes

September 5, 2002

Chairman Gibbs presided. Present: members Clancy; Sparrow; Teer; Toler and Winston. Absent: members Lane and Parker. Also present: Airport Director Brantley; Deputy Director, Operations Shackelford; Major Capital Improvements Program Director Powell; Senior Program Manager Quesenberry; Senior Program Manager Edmondson; Program Manager Cayton; Communications Manager Hamlin; Business Development Officer Hairston; Environmental Manager Gilkinson; Information Technology Manager Schiller; Properties & Insurance Officer Quinn; Executive Assistant Mitchell and Attorney Tatum.

Guest: Vicki Hyman, The News & Observer; and Charles McCloskey, Parsons Transportation.

LAND & DEVELOPMENT COMMITTEE – Member Teer reported the Committee met on September 5, 2002 and discussed the following items:

1. *Presentation of work to date in updating the Project Definition Study for Terminal C to reflect changes in aviation security since September 11, 2001 and address other issues.* Major Capital Improvements Program Director Powell presented a Powerpoint presentation in which work to date in the Project Definition Study for Terminal C was discussed and changes in aviation security since September 11, 2001 were reviewed.
2. *Staff recommendation on selection of a prime architect and architectural subcontractors for design of renovation and expansion of Terminal C.* Major Capital Improvements Program Director Powell reported on the staff recommendation on selection of a team to provide architectural services in connection with the Terminal C expansion project. The scope of services included in the solicitation is limited to architectural services, including interior design. After selection of the firm to provide architectural services for the project is completed, staff and the selected firm will identify engineering and other supporting disciplines necessary for the project, and solicitations for those services will be issued. Firms will be selected to provide the supporting services through a qualifications-based selection procedure. The selected firms will enter into subcontracts with the architectural services firm, which will manage and direct their work. The Request for Proposals for architectural services was made available on-line at www.rdu.com/rdubusiness beginning on July 12. Additionally, the Request for Proposals was mailed to about 240 firms listed in an Authority database as being interested in providing architectural services. Staff held a Pre-Proposal Conference on July 30, the purpose of which was to review the solicitation and address questions about it. Representatives of 34 firms attended the conference. The deadline for submitting proposals was 4:00 p.m., August 13. Many of the proposals included a prime (or lead) firm with other firms acting as sub-consultants to the prime firm. The Authority received proposals from the following nine firms: Corgan Associates; Gensler with Pearce, Brinkley Cease + Lee, Atepa, Bree & Associates and Heery International; Gresham Smith Partners with Cannon Architects and Gwathmey Design Group; Hellmuth, Obata + Kassabaum with The New Synergy and One Design Center; HKS with Skidmore, Owings & Merrill and The Freelon Group; KBJ Architects with Sam Marshall & Associates; Kohn Pedersen Fox Associates; O'Brien/Atkins Associates with Fentress Bradburn Architects, Bree & Associates and Docusource; Pierce Goodwin Alexander & Linville with Pearce, Brinkley Cease + Lee and Atepa. There were very slight irregularities in two submittals (Gensler and O'Brien/Atkins Associates) in that the lead firm proposed other firms to provide services that were not a part of the scope of the solicitation, which was limited to architectural services, including interior design. Upon review of the proposals, staff agreed that the following five

submittals should be further considered: Gensler with Pearce Brinkley Cease + Lee and Atepa; Hellmuth, Obata + Kassabaum with The New Synergy and One Design Center; HKS with Skidmore, Owings & Merrill and The Freelon Group; O'Brien/Atkins Associates with Fentress Bradburn, Architects; and Pierce Goodwin Alexander & Linville with Pearce Brinkley Cease + Lee and Atepa. Staff, Airport Director Brantley and Chuck McCloskey and Ron McDaniel with Parsons Aviation conducted lengthy interviews with the five short-listed teams on August 22 and 23. Staff concluded that in order to have the highest-qualified team for the project, a new team composed of some of the firms from two of the teams should be assembled. For meaningful local involvement on the project, staff recommended selection of two local firms for the preferred team: O'Brien/Atkins Associates and The Freelon Group. O'Brien/Atkins Associates provided the architectural services for the original Terminal C development and the Terminal A south concourse extension and is currently providing architectural services for the New Operations Center. Some key personnel who are now with The Freelon Group participated in providing the architectural services for the original Terminal C development. The Freelon Group is currently providing architectural services to the Authority on the General Aviation Terminal and is a sub-consultant on Parking Garage 4. Staff recommended that O'Brien/Atkins support the lead firm by assisting that firm in project management and design and being principally responsible for construction documents development and construction phase administration. Additionally, staff recommended that The Freelon Group support the lead firm by assisting in schematic design, design development, and construction documents development and construction phase administration. Staff recommended selection of Fentress Bradburn, Architects of Denver, Colorado as the lead firm for the preferred team. This recommendation is based on the current and recent involvement of that firm and its key personnel in complex passenger terminal projects, the comprehensive knowledge of its key personnel about contemporary terminal design, including the airport and aircraft systems necessary to support the operation of a modern terminal, the project management skills of the key personnel, and the ability of the firm to provide high quality architectural designs for airport passenger terminals.

Member Teer made a motion, seconded by member Winston, to approve the recommendation of the Committee that staff be authorized to commence negotiations with the team of Fentress Bradburn, Architects, in association with O'Brien/Atkins Associates and The Freelon Group, for architectural services, including interior design, for the Terminal C renovation and expansion project. Adopted.

ADJOURNMENT - There being no further business, Chairman Gibbs adjourned the meeting.

Respectfully submitted,

J. Ray Sparrow, Secretary

CORRECT ATTEST:

Kenneth D. Gibbs, Sr., Chairman